

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
July 6, 2006
CITY COUNCIL CHAMBER**

STUDY SESSION 12:00 – Review of the Recirculated Environmental Impact Report for the proposed Home Depot located at 400 Studebaker Road

ADJOURN

PUBLIC HEARING (reconvene) 1:30 PM

CALL TO ORDER

ROLL CALL Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg, Winn

PLEDGE OF ALLEGIANCE

MINUTES

SWEARING OF WITNESSES Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

- | | |
|--|---|
| 1a. Case No. 0604-32
Modification to an Approved Permit
CE 06-131

(Derek Burnham,
Project Planner)

RECOMMENDATION: | Marcus Crawshaw
3131 E. Broadway (Council District 3)

Request to modify an existing Conditional Use Permit for a retail wine store with wine tasting (Case No. 0405-22) to expand into adjacent suite and relocate the wine tasting area.

Planning Commission approve the modification, subject to revised conditions of approval. |
| 1b. Case No. 0605-12
Conditional Use Permit
CE 05-126

(Steven Valdez,
Project Planner)

RECOMMENDATION: | Long Beach Airport for US Aero
2845 E. Spring Street (Council District 5)

Request to allow the sales of aircraft in conjunction with aircraft parts.

Planning Commission approve the Conditional Use Permit, subject to conditions. |
| 1c. Case No. 0603-86
Tentative Tract Map
CE 06-52

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION: | Monica Masuda
c/o Robert Vargo - SUBTEC
5505 Ackerfield Avenue (Council District 8)

Request for approval of Tentative Tract Map No. 65469 to convert a fifty-five (55) unit apartment building into condominiums.

Planning Commission approve Tentative Tract Map No. 65469, subject to conditions. |

CONTINUED ITEMS

- 2. Case No. 0510-02**
Site Plan Review, Vesting
Tentative Tract Map, Standards
Variance
ND 01-06

(Monica Mendoza,
Project Planner)

Jay Sheppmann
1223-1227 Long Beach Boulevard (Council District 1)

Request for approval of Site Plan Review, Vesting Tentative Tract Map No. 65484, and Standards Variance for less than code-required dimensions for open space and courtyard area for a 51-unit condominium complex with ground floor commercial and live/work uses.

RECOMMENDATION:

Planning Commission review and certify Mitigated Negative Declaration No. 01-06 and approve the requests for Site Plan Review, Vesting Tentative Tract Map No. 65484, and Standards Variance, subject to conditions.

- 3. Case No. 0511-25**
Site Plan Review, Standards
Variance, Finding of General Plan
Conformity
ND 08-06

(Derek Burnham,
Project Planner)

Enter-Arc
c/o Lance Brown
2200 Lakewood Boulevard (Council District 4)

Request for approval of Site Plan Review for a new 6,400 square foot commercial building, with a Standards Variance for front and side setbacks of 5 feet (instead of not less than 10 feet), and a Finding of General Plan Conformity for a partial street vacation.

RECOMMENDATION:

Planning Commission certify Mitigated Negative Declaration No. 08-06, find the proposed street vacation consistent with the Land Use Element of the General Plan, approve the Site Plan Review and Standards Variance requests, subject to conditions.

4. **Case No. 0407-05**
Conditional Use Permit,
Administrative Use Permit,
Standards Variance
CE 04-259

(Steve Valdez,
Project Planner)

RECOMMENDATION:

Loretha Pennix
6160 Atlantic Avenue (Council District 9)

Conditional Use Permit to allow the establishment of a church in the CAN Zone, with Administrative Use Permit for shared parking, and Standards Variance requests for the number of parking spaces and for off-site parking located further than 600 square feet without a deed restriction.

Planning Commission deny the Conditional Use Permit, Administrative Use Permit and two Standards Variance requests.

REGULAR AGENDA

5. **Case No. 0605-06**
Site Plan Review, Zone Change
CE 06-89

(Steve Gerhardt,
Project Planner)

RECOMMENDATION:

Dr. Michele Winterstein, Executive Director
4565 California Avenue (Council District 8)

Request for approval of a Zone Change from Three-Family Residential (R-3-S) District to Community Automobile-Oriented (CCA) District and a Site Plan Review for a 2,921 square foot addition to expand an existing building housing a non-profit institution.

Planning Commission recommend that the City Council approve the Zone Change from Three-Family Residential (R-3-S) District to Community Automobile-Oriented (CCA) District and approve the Site Plan Review, subject to conditions.

6. **Case No. 0312-15**
Appeal
CE 03-242

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION:

Applicant: Jerry Maize
c/o Ed Gulian
Appellants: Bob and Debbie Autry
5519 E. Ocean Boulevard (Council District 3)

Appeal of the Zoning Administrator's decision to deny a Local Coastal Development Permit and Standards Variance request to allow over height structures in the front yard setback area fronting Alamitos Bay.

Planning Commission deny the appeal and uphold the Zoning Administrator's decision to deny the Local Coastal Development Permit and Standards Variance request.

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| <p>7. Case No. 0505-19
 Site Plan Review, Zone Change,
 Tentative Tract Map
 ND 05-06</p> <p>(Jeff Winklepleck,
 Project Planner)</p> <p>RECOMMENDATION:</p> | <p>4200 Anaheim, LLC
 c/o Gerald Sappington
 4200 E. Anaheim Street (Council District 4)</p> <p>Request for a Zone Change from Three Family Residential District (R-3-S) to Community R-4-N District (CCN), approval of Site Plan Review and a Tentative Tract Map for a three-story, 32-unit condominium complex and a Standards Variance to allow an architectural feature 40' 3" in height (instead of not more than 38' 0" in height).</p> <p>Planning Commission certify Negative Declaration No. ND 05-06, recommend that the City Council approve the Zone Change from Three Family Residential (R-3-S) to Community R-4-N District (CCN) and approve the Site Plan Review, Tentative Tract Map No. 065281 and Standards Variance, subject to conditions.</p> |
| <p>8. Case No. LDR-06</p> <p>(Ira Brown,
 Project Planner)</p> <p>RECOMMENDATION:</p> | <p>City of Long Beach
 Citywide</p> <p>The 2005-2006 Local Development Report and its conformance with the 2005 Congestion Management Program.</p> <p>Planning Commission recommend that the City Council adopt a resolution self-certifying the Local Development Report and its conformance with the Congestion Management Program.</p> |

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

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|---|---|
| <p>a. Updates:</p> <ul style="list-style-type: none"> 1) City Council Actions 2) General Plan Update | |
| <p>b. Preview of July 20, 2006 agenda</p> | |
| <p>Study Session
 2295 N. Long Beach Blvd.
 Citywide
 Citywide
 210 E. 3rd Street
 1140 Junipero
 8105 E. Wardlow
 737 W. Pacific Coast Hwy.</p> | <p>Condominium Conversion Fee
 Check cashing
 Condo Conversion Fee (continued)
 Big Box Retail (continued)
 104 units (continued)
 8-unit condominium conversion
 Monopole
 Tattoo studio</p> |

37 Belmont
4231 E. 10th Street
643 W. Broadway
1906 E. 6th Street
5100 The Toledo
2010 Carson Street

2-unit condominium conversion
6-unit condominium conversion
195 unit condominium
Condominium conversion
Roof mounted cell site
Appeal of Site Plan Review conditions for commercial bldg.

c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.